

# To Let - Retail Unit - £35,000 p.a.

10 Howard Centre, Horne Lane, Bedford, MK40 1UH



**BEDFORD**  
BOROUGH COUNCIL



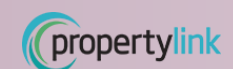
◆ Strong trading position

◆ Ground and first floor accommodation

◆ Within well established shopping centre

◆ Suitable for E use

Contact Us: 01234 276895 / [property@bedford.gov.uk](mailto:property@bedford.gov.uk)



## Description

- Ground floor open plan retail area
- First floor storage area, WC and own goods lift to storage cage, with access to external service deck
- Mains water and electricity are available (prospective tenant should make their own enquiries regarding connection)
- EPC rating - B46

## Floor Area (Net Internal Area)

Ground floor (retail)	406.2 m <sup>2</sup>	4,372.7ft <sup>2</sup>
First floor (store)	172.6 m <sup>2</sup>	1,858 ft <sup>2</sup>

Areas are approximate and should not be relied on as 100% accurate.

## Terms

- **Leasehold: £40,000 per annum exclusive**
- Service charge £30,000 (estimated for 2023/24)
- VAT: all figures are quoted exclusive of VAT. VAT is chargeable at the appropriate rate
- Tenant responsible for all repairs
- Each party will be responsible for their own legal costs and surveyor fees in connection to the new lease

## Business Rates

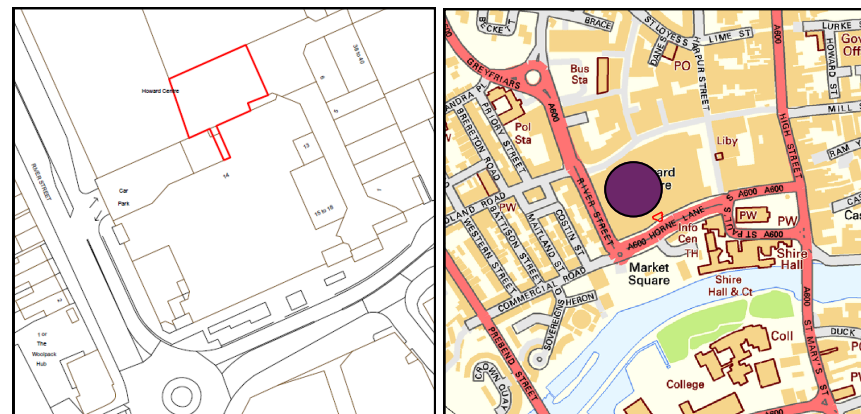
- Rateable value: £35,500
- Tenants may be eligible for small business rate relief. For further information please contact [BusinessRates@bedford.gov.uk](mailto:BusinessRates@bedford.gov.uk)

## Permitted Use

- Any use within use class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) would be considered
- Prospective tenants are advised to contact the Local Planning Authority on 01234 718068 if they have any specific queries.

## Location

- Situated in the centre of Bedford, in the Howard Centre which adjoins the Harpur Centre. Nearby occupiers include TK Maxx, New Look, Starbucks and Primark
- Adjacent to the new Riverside North Development, which include Vue cinema, Premier Inn, Wagamama, Zizzi, Miller & Carter and luxury apartments
- Bedford town has a rich mix of national and independent retailers
- Bedford is centrally located to London, Milton Keynes, Cambridge and Oxford. Good access to A421 Bedford bypass



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## Energy Performance Certificate

Non-Domestic Building



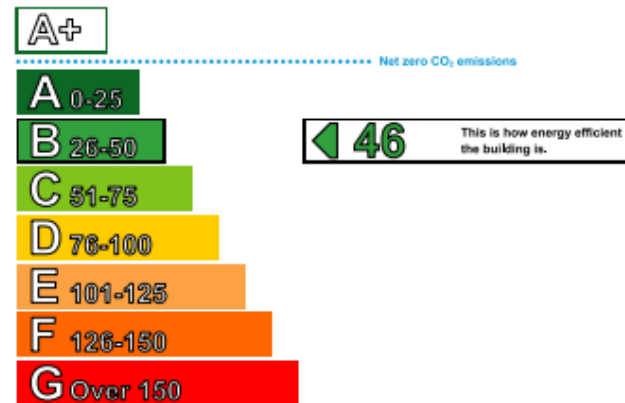
10, Howard Centre  
Horne Lane  
BEDFORD  
MK40 1UH

**Certificate Reference Number:**  
9507-3075-0118-0600-3605

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	342
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	63.38
Primary energy use (kWh/m <sup>2</sup> per year):	374.93

### Benchmarks

Buildings similar to this one could have ratings as follows:



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